



CANNON BUILDING
861 SILVER LAKE BLVD., SUITE 203
DOVER, DELAWARE 19904-2467

STATE OF DELAWARE
BOARD OF HOME INSPECTORS

TELEPHONE: (302) 744-4500
FAX: (302) 739-2711
WEBSITE: DPR.DELAWARE.GOV
EMAIL: customerservice.dpr@state.de.us

PUBLIC MEETING NOTICE:	BOARD OF HOME INSPECTORS
DATE AND TIME:	Tuesday, September 9, 2014 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, DE Cannon Building, Second-Floor Conference Room B
APPROVED:	October 14, 2014

MEMBERS PRESENT

Donald E. Pyle, Sr., Professional Member, Chair
Dennis Theoharis, Public Member, Vice Chair
Jay "Wes" Mast, Professional Member
Joyce Edwards, Public Member

MEMBERS ABSENT

Tim Harriger, Professional Member

DIVISION STAFF/DEPUTY ATTORNEY GENERAL PRESENT

Jennifer Singh, Deputy Attorney General
Amanda McAtee, Administrative Specialist II

PUBLIC PRESENT

None

CALL TO ORDER

Mr. Pyle called the meeting to order at 9:08 a.m.

REVIEW AND APPROVAL OF MEETING MINUTES

The Board reviewed the meeting minutes from the July 8, 2014 meeting. Ms. Edwards made a motion, seconded by Mr. Mast, to approve the minutes as written. The motion carried unanimously.

UNFINISHED BUSINESS

Final Denial

None

Continued Discussion of the New Castle County Board of Realtors Contract with Regards to Home Inspection

Ms. Singh stated that she sent correspondence to the attorney for DAR and had not heard anything. Mr. Pyle stated that they were working on it and that the topic could be removed from future agendas but the Board would continue to monitor the situation.

Update on House Bill 384 with House Amendment 1 (House and Senate passed, Governor Signed August 6, 2014)

Ms. McAtee stated that under the new endorsement law, applicants would have to be licensed for at least one year and hold an ASHI or NAHI level of membership of either inspector or certified inspector. Ms. McAtee reviewed the membership levels of ASHI and NAHI and noted that both organizations had an associate member level that was not applicable under the endorsement section of the statute.

Ms. McAtee reviewed what was required to hold ASHI and NAHI membership:

ASHI Certified Inspector Requirements:

- Passed the National Home Inspector Examination and ASHI's Standards and Ethics module.
- Had inspection reports successfully verified for compliance with ASHI's Standards of Practice.
- Submitted valid proof of performance of at least 250 fee-paid home inspections that meet or exceed the ASHI Standards of Practice.

ASHI Inspector Requirements:

- Passed the National Home Inspector Examination or Valid State Exam approved by the Membership Committee and ASHI's Standards and Ethics module.
- ASHI has verified performance of 75 fee-paid inspections in substantial compliance with the Standards of Practice.
- Had inspection reports successfully verified for compliance with ASHI's Standards of Practice.

NAHI Regular Membership Requirements:

- Must complete a minimum of 100 full fee-paid home inspections
- Pass the NAHI Certified Real Estate Inspector (NAHI CRI) Exam, National Home Inspector Exam (NHIE) or the State Real Estate Inspector (SREI) Exam
- In addition, Regular Members must complete a minimum of sixteen (16) Continuing Education Units (CEU's) each calendar year.

NAHI Certified Real Estate Inspector (NAHI CRI) Membership Requirements:

- Must complete a minimum of 250 full fee-paid home inspections
- Pass the NAHI Certified Real Estate Inspector (NAHI CRI) Exam
- NAHI CRI members must submit copies of three (3) completed home inspection reports for review each year
- Complete a minimum of sixteen (16) Continuing Education Units (CEU's) each calendar year.

Mr. Pyle stated that the compensation for supervisors that was removed from the statute by House Bill 384 was still an area of concern. Ms. Singh stated that the Board could monitor the issue and if the section of the Bill proved to be detrimental to the profession the Board could run a Bill to remove the provision of House Bill 384.

Mr. Pyle questioned if the insurance requirement was covered under the endorsement section in the statute. Ms. Singh stated that it was covered under §4108 (8) but the endorsement and renewal sections of the statute did not require the insurance provisions. Ms. Singh stated that proof of insurance was not required under the renewal section of the statute either. Ms. Singh stated that the Board would need to run a Bill to include proof of insurance requirements under the endorsement and renewal sections of the statute. Ms. Singh stated that she would have a draft Bill at the next meeting for the Board to review.

NEW BUSINESS

Review of Applications

Glen Odor – Endorsement Application, Maryland

Mr. Pyle reviewed the endorsement application of Glen Odor. Mr. Pyle noted that Mr. Odor had not been licensed in Maryland for five years and that Maryland was not a substantially similar state. Mr. Pyle stated that the endorsement section of the statute had recently changed and applicants could now qualify for endorsement if they had practiced for a minimum of 1 year, performed at least 75 fee-paid home inspections, and held the designation of inspector or certified inspector as a member of the ASHI or the designation of regular member or certified real estate inspector as a member of the NAHI. After review and discussion, Mr. Mast made a motion, seconded by Mr. Pyle, to table the application of Mr. Odor and request additional information to determine if Mr. Odor met the new provisions of the endorsement statute. The motion carried unanimously.

Arthur Miller – Endorsement Application, Maryland

Mr. Pyle reviewed the endorsement application of Arthur Miller. Mr. Pyle noted that Mr. Miller had not been licensed in Maryland for five years and that Maryland was not a substantially similar state. Mr. Pyle stated that the endorsement section of the statute had recently changed and applicants could now qualify for endorsement if they had practiced for a minimum of 1 year, performed at least 75 fee-paid home inspections, and held the designation of inspector or certified inspector as a member of the ASHI or the designation of regular member or certified real estate inspector as a member of the NAHI. After review and discussion, Mr. Theoharis made a motion, seconded by Mr. Mast, to table the application of Mr. Miller and request additional information to determine if Mr. Miller met the new provisions of the endorsement statute. The motion carried unanimously.

Ratification of Issued Licenses – none

Complaint Status

New Complaint 39-02-14

Ms. McAtee stated that the Board had received a new complaint.

OTHER BUSINESS BEFORE THE BOARD (for discussion only)

Ms. McAtee stated that the Division Director, David Mangler, had sent out a legislative memo and requested that all Bills be submitted by November 15, 2014 for review. Ms. Singh stated that she would be working on the Board's Bill to address the insurance requirement for endorsement and licensure renewal.

Ms. Singh questioned what the Board wanted to do with the current requirements under the rules and regulations as they related to the new endorsement language in the statute. Mr. Pyle requested that Ms. McAtee put the topic on the next agenda for Board discussion.

PUBLIC COMMENT

There were no members of the public present at this meeting.

NEXT MEETING

The next Board meeting will be at **9:00 a.m. on Tuesday, October 14, 2014 in Conference Room B** located on the second floor of the Cannon Building at 861 Silver Lake Boulevard, Dover, Delaware.

ADJOURNMENT

There being no further business to discuss, Mr. Pyle made a motion, seconded by Ms. Edwards, to adjourn the meeting at 10:20 a.m. The motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'A McAtee', written in a cursive style.

Amanda McAtee
Administrative Specialist II

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.